

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
*Christopher W. Brewer, Esq.*  
Gardner Brewer Martinez-Monfort, P.A.  
400 N. Ashley Drive  
Suite 1100  
Tampa, FL 33602

Purchase Price: \$3,650,000.00  
Documentary Stamps: \$25,550.00

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 13<sup>th</sup> of September, 2018, by **BW 60 AND 90 VERO, LLC**, a Florida limited liability company, whose address is 3708 West Swann Avenue, Suite 200, Tampa, FL 33609 ("Grantor"), in favor of **THE EVELYN DIBENEDETTO FAMILY PARTNERSHIP, L.P.**, a New York Limited Partnership, whose address is 225 Foxhunt Crescent, Syosset, New York 11791 ("Grantee").

**W I T N E S S E T H :**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Indian River, State of Florida, as more particularly described on Exhibit A attached hereto (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2018 and all subsequent years, and all easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.


AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the Property in fee simple, and that Grantor hereby specially warrants the title to said land subject to the matters referred to above and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

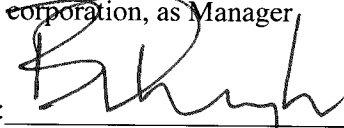
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.


**BW 60 AND 90 VERO, LLC**, a Florida limited liability company

WITNESSES:

By: **BRIGHTWORK REAL ESTATE, INC.**, a Florida corporation, as Manager

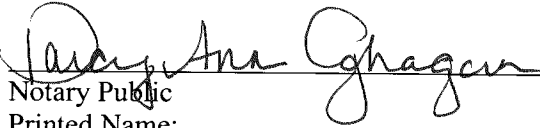
  
Print Name: Ashley Rutherford

By:   
Bradford G. Douglas  
President

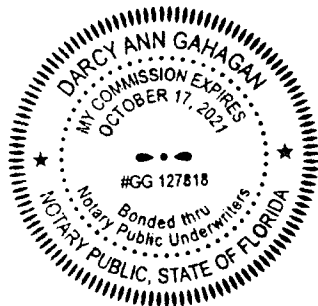
  
Print Name: DARCY ANN GAHAGAN

STATE OF FLORIDA            )  
COUNTY OF HILLSBOROUGH    )

The foregoing instrument was acknowledged before me on September 5<sup>th</sup>, 2018, by Bradford G. Douglas as President of Brightwork Real Estate, Inc., a Florida corporation, the Manager of **BW 60 AND 90 VERO, LLC**, a Florida limited liability company He is personally known to me or has produced a valid driver's license as identification.

  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(Notary Seal)



**EXHIBIT A**

**Legal Description of Property**

A PART OF TRACT 8, SECTION 3, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3, S00°17'32"W, A DISTANCE OF 2,685.59 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 AND THE SOUTH LINE OF SAID TRACT 8, N89°31'30"W, A DISTANCE OF 162.42 FEET; THENCE N00°28'30"E, A DISTANCE OF 147.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 60 (OSCEOLA BOULEVARD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 88060-2525 FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°31'19"W, A DISTANCE OF 249.84 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N00°28'46"E, A DISTANCE OF 296.54 FEET; THENCE N10°21'06"E, A DISTANCE OF 27.91 FEET; THENCE N00°28'41"E, A DISTANCE OF 89.70 FEET; THENCE S89°31'19"E, A DISTANCE OF 345.25 FEET; THENCE S00°27'56"W, A DISTANCE OF 83.75 FEET; THENCE S04°23'47"W, A DISTANCE OF 52.72 FEET; THENCE S00°29'13"W, A DISTANCE OF 61.38 FEET; THENCE N89°31'30"W, A DISTANCE OF 97.31 FEET; THENCE S00°17'32"W, A DISTANCE OF 216.01 FEET TO THE POINT OF BEGINNING.